



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZCR12-00003  
**Application Type:** Zoning Condition Release  
**CPC Hearing Date:** June 28, 2012  
**Staff Planner:** Esther Guerrero, 915-541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)  
**Location:** Mesa Street @ Montecillo Boulevard  
**Legal Description:** Lot 1A, Block 1, Montecillo Unit 1 Replat A; and Lot 1, Block 2, Montecillo Unit Two, City of El Paso, El Paso County, Texas  
**Acreage:** 9.63 acres  
**Rep District:** 8  
**Zoning:** G-MU/c (General Mixed Use/condition)  
**Existing Use:** Multi-family, retail  
**Request:** Release all conditions imposed per Ordinance No. 016861, refer to Parcel 4 (Attachment 5)  
**Property Owner:** EPT Mesa Development, L.P.  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-3 (Commercial), A-3 (Apartment) / apartments

**South:** C-3/c (Commercial/condition), C-3 (Commercial) / medical offices

**East:** R-3 (Residential), A-O/sc (Apartment/Office/special contract), C-3/c (Commercial/condition), C-3 (Commercial) / vacant, apartments

**West:** C-1 (Commercial), C-3/c (Commercial/condition) / vacant

**Plan El Paso Designation:** G-2, Traditional Neighborhood (Northwest Planning Area)

**Nearest Park:** Galatzan Park (7,636 feet)

**Nearest School:** L.B. Johnson Elementary, Morehead Middle, (4,218 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Mesa Hills Neighborhood Association, Save the Valley, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Upper Valley Improvement Association

### **NEIGHBORHOOD INPUT**

Notices of the June 28, 2012, public hearing were mailed to all property owners within 300 feet of the subject property on June 11, 2012. The Planning Division has not received any calls or letters in favor or in opposition to this request.

### **APPLICATION DESCRIPTION**

The request is to release all conditions on the property imposed by Ordinance No. 016861, dated March 18, 2008 (Attachment 5).

### **History**

When the subject property was rezoned on March 18, 2008, from R-3 (Residential) to C-3 (Commercial), the conditions in Ordinance No. 016861 (see Attachment 5) reflected smart growth design principles, including transit oriented development.

On August 7, 2010, the property was rezoned from C-3/c (Commercial/condition) to G-MU/c (General Mixed Use/condition). The approved Master Zoning Plan (see Attachment 6, Ordinance No. 017374), as part of the rezoning to G-MU, incorporated all the conditions required by Ordinance No. 016861.

## **CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the zoning condition release request. The original conditions are no longer necessary since the approved Master Zoning Plan regulates the development and use of the property. Also, the subject property is already being developed.

### **Plan El Paso-Future Land Use Map Designation**

All applications for zoning condition releases shall demonstrate compliance with the following criteria:

G-2 Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the G-MU (General Mixed Use) special purpose district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

### **City Development Department Section Comments**

#### **Traffic Section**

No objection to the condition release.

#### **Permits & Inspections**

No comments received.

#### **Land Development**

Recommend approval.

### **Police Department (Westside Regional Command)**

The changes made are only zoning issues from residential to commercial. None of the changes would affect our response or ability to address any issue that comes up once the buildings are filled.

### **Fire Department**

No comments received.

### **El Paso Water Utilities**

1. EPWU does not object to the release of the zoning conditions.
2. The Owner/Developer has entered into a Development Agreement with the El Paso Water Utilities-Public Service Board (EPWU-PSB) to construct the proposed water and sanitary sewer mains to provide service to Montecillo Unit 1, Unit 2, and Unit 3 subdivisions. The Developer's utility contractor is currently finalizing the installation of the required facilities. These water and sewer mains are not available for permanent service until EPWU-PSB issues a Letter of Final Acceptance of the facilities for Montecillo Unit 1 and Montecillo Unit 2.
3. Furthermore, a sanitary lift station with associated force main and an off-site gravity main with horizontal tunneling across IH-10 are required to provide sewer service to the proposed subdivision. The Owner/Developer has also entered into a Development Agreement with the El Paso Water Utilities-Public Service Board (EPWU-PSB) to construct the facilities and is currently under construction. No Final Acceptance has been issued by EPWU for these facilities.
4. The property will be located within an intermediate pressure zone. Private water pressure regulating devices will be required at every lot within the intermediate pressure zone. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

5. Application for services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water lines and appurtenances.

### **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the zoning condition release application:

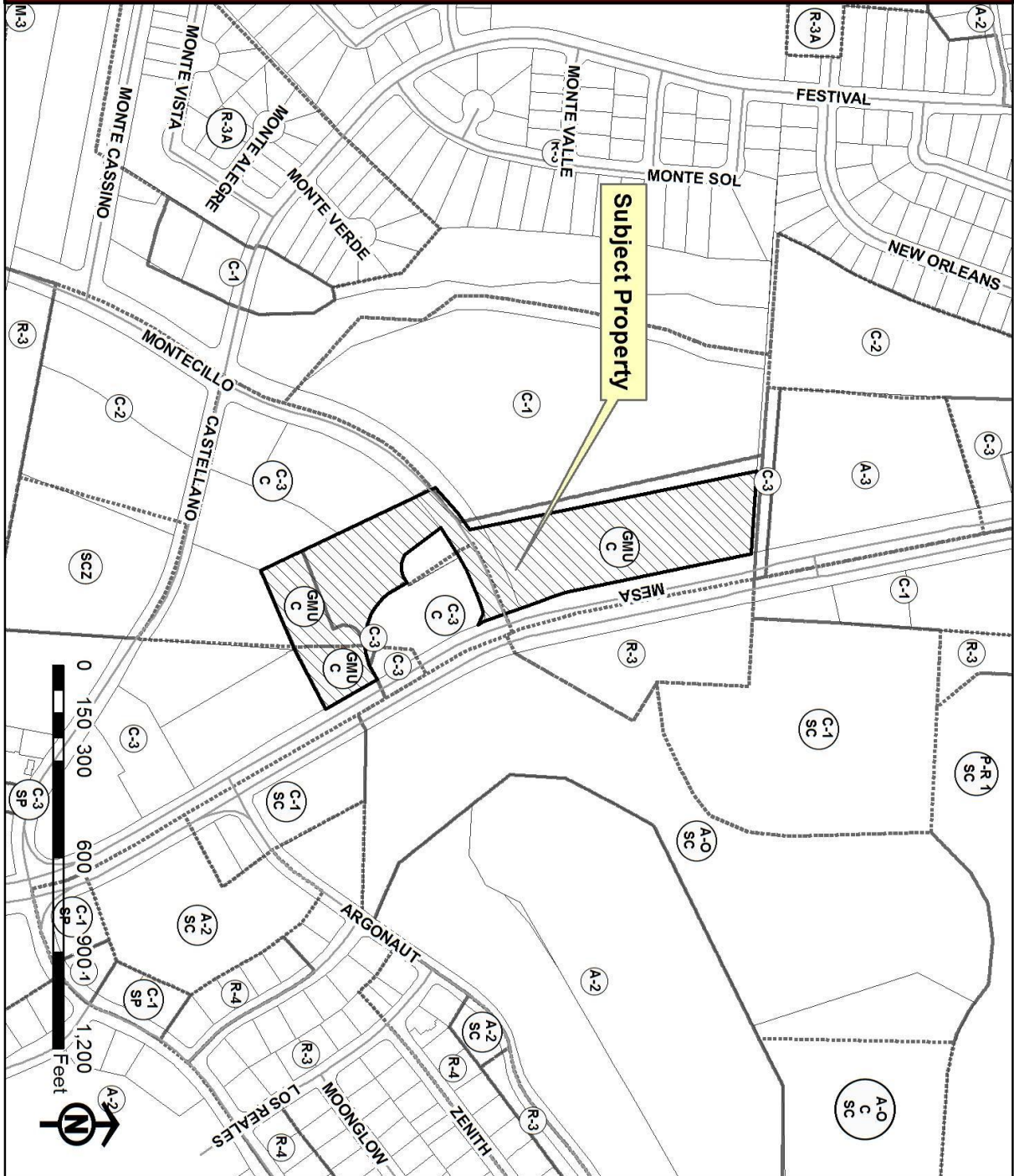
1. Recommend approval of the application finding that it is in conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring it into conformance with the review criteria for Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that it does not conform to the review criteria for Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

### **Attachments**

1. Zoning Map
2. Aerial Map
3. Master Zoning Plan
4. Elevations
5. Ordinance No. 016861
6. Ordinance No. 017374

ATTACHMENT 1: ZONING MAP

PZCR12-00003





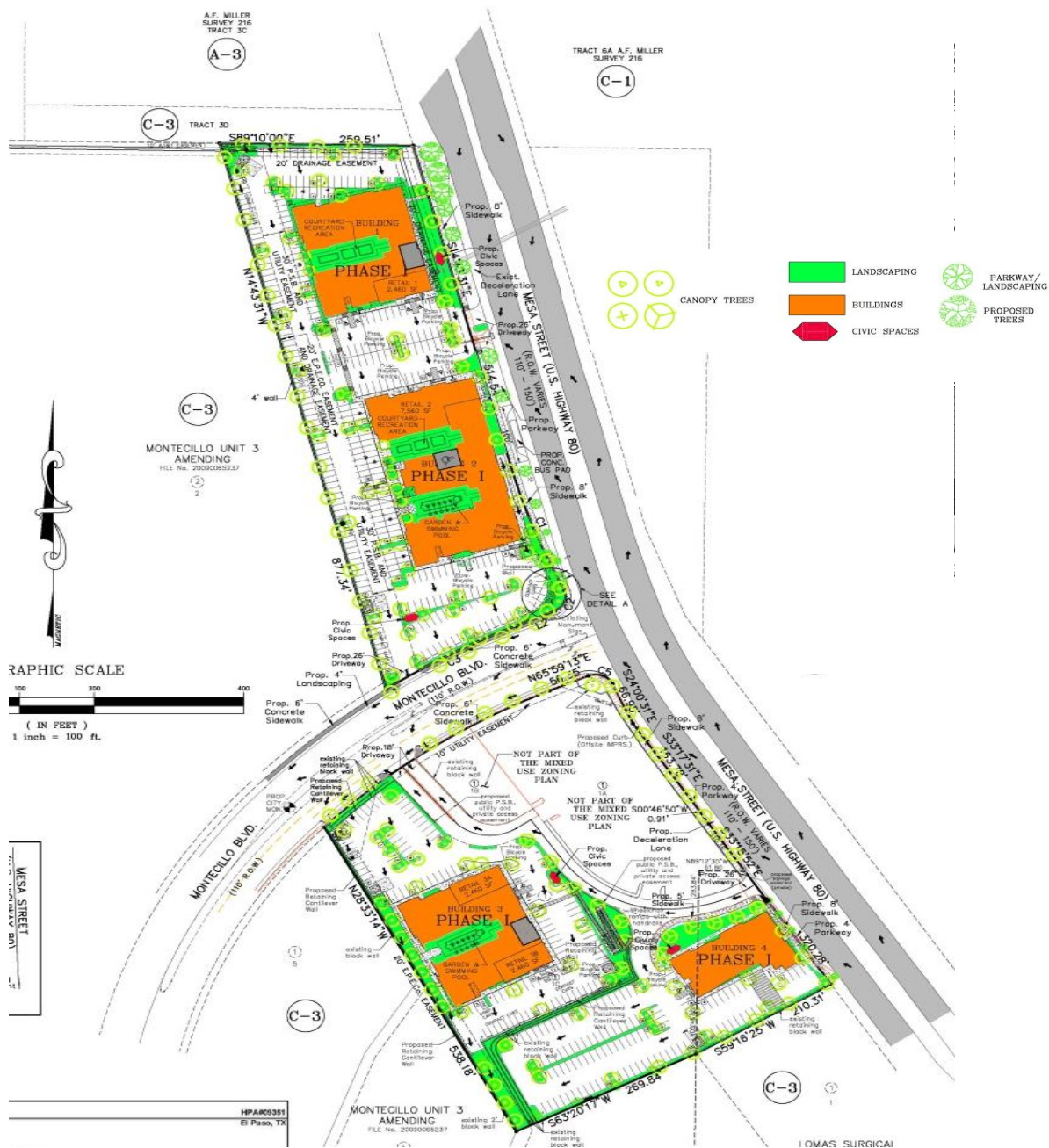
ATTACHMENT 2: AERIAL MAP

PZCR12-00003





## **ATTACHMENT 3: MASTER ZONING PLAN**



## ATTACHMENT 4: ELEVATIONS



ELEVATION FOR BUILDINGS 1 & 3



ELEVATIONS FOR BUILDING 2



**ATTACHMENT 5: ORDINANCE NO. 016861**

Doc. 20080023468

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ORDINANCE NO. 016861

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4, AND PARCEL 6. ALL PARCELS BEING A PORTION OF TRACT 1, JOHN BARKER NO. 10, CITY OF EL PASO, EL PASO COUNTY TEXAS, AND PARCEL 5: TRACT 6J, A.F. MILLER SURVEY NO. 216, CITY OF EL PASO, EL PASO COUNTY TEXAS

PARCEL 1 BE CHANGED FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL); PARCEL 2, BE CHANGED FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 3 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-2 (COMMERCIAL); PARCEL 4 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 5 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL); AND PARCEL 6 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL);

THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

**Parcel 1:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas*, and more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-3 (Residential)** to **R-3A (Residential)**;

**Parcel 2:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas*, and more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from **R-3 (Residential)** to **C-1 (Commercial)**;

**Parcel 3:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas*, and more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from **R-3 (Residential)** to **C-2 (Commercial)**;

**Parcel 4:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas*, and more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from **R-3 (Residential)** to **C-3/c (Commercial/conditions)**;

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Doc #36259 v2./Planning/Ord/Zon07-0014/Rezoning w/Conditions/Several Parcels

ORDINANCE NO. 016861

Zoning Case No. ZON07-00141



**Parcel 5:** *Tract 6J, A.F. Miller Survey No. 216, City of El Paso, El Paso County Texas,* and more particularly described by metes and bounds on the attached Exhibit "E", incorporated by reference, be changed from **R-3 (Residential)** to **C-3 (Commercial)**; and,

**Parcel 6:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas,* and more particularly described by metes and bounds on the attached Exhibit "F", incorporated by reference, be changed from **R-3 (Residential)** to **C-1 (Commercial)**.

Further, that the property described as Parcel 4, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City.

A. The following uses are restricted:

1. Recreation Vehicle Park
2. Contractor's Yard
3. Bus Sales, Service, Storage, and Rental
4. Boat and Boat Trailer Sales; Service, Storage, and Rental
5. Contractor Equipment Sales, Storage; Repair, and Rental
6. Farm Equipment Sales, Storage, Repair, and Rental
7. Light Truck Sales, Storage, Repair, and Rental

B. That a detailed site development plan be submitted and approved per Code incorporating design principles of a transit oriented development as follows:

1. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile by incorporating the following:
  - a. Buildings and landscaping shall contribute to the physical definition of streets as civic places.
  - b. Eight (8) foot sidewalks and landscaped open plazas shall be incorporated into the overall development to encourage a pedestrian-friendly environment.
  - c. Buildings shall be oriented toward the street, where the terrain of the site will allow, so that not less than fifty (50) percent of the buildings and facades within the development are located parallel to the setback line along all street rights-of-way.
  - d. No more than thirty (30) percent of a required front setback line abutting any street right-of-way, or any setback line abutting Mesa Street, within the development shall be used for off-street parking.
2. That all off-street parking areas shall incorporate landscape and other screening materials to adequately minimize the presence of such parking areas to the development.

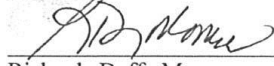
3. That the development shall incorporate a mix of land use types and densities that focus activity to pedestrian environments.

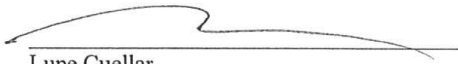
PASSED AND APPROVED this 18<sup>th</sup> day of March, 2008.

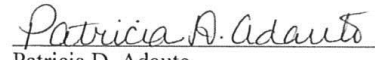
THE CITY OF EL PASO

  
John F. Cook  
Mayor

ATTEST:

  
Richarda Duffy Momsen  
City Clerk

  
Lupe Cuellar  
Assistant City Attorney

  
Patricia D. Adaute  
Deputy City Manager  
Development & Infrastructure Services

**ATTACHMENT 6: ORDINANCE NO. 017374**

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ORDINANCE NO. 017374

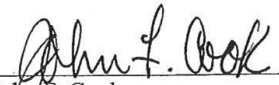
AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: BEING A PORTION OF LOT 1, BLOCK 1, MONTECILLO UNIT ONE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-3/C (COMMERCIAL/CONDITIONS) AND C-3 (COMMERCIAL) TO G-MU/C (GENERAL MIXED USE/CONDITIONS) AND G-MU (GENERAL MIXED USE); AND, PARCEL 2: LOT 1, BLOCK 2, MONTECILLO UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-3/C (COMMERCIAL/CONDITIONS) TO G-MU/C (GENERAL MIXED USE/CONDITIONS). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

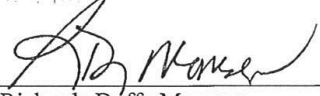
That the zoning of Parcel 1: *Being a portion of Lot 1, Block 1, Montecillo Unit One, City of El Paso, El Paso County, Texas*, as more particularly described in Exhibit "A", be changed from C-3/c (Commercial/conditions) and C-3 (Commercial) to G-MU/c (General Mixed Use/conditions) and G-MU (General Mixed Use); and that the zoning of Parcel 2: *Lot 1, Block 2, Montecillo Unit Two, City of El Paso, El Paso County, Texas*, be changed from C-3/c (Commercial/conditions) to G-MU/c (General Mixed Use/conditions), such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and in the Mixed Use Development Plan attached as Exhibit "B", incorporated herein for all purposes, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 17<sup>th</sup> day of August, 2010.

THE CITY OF EL PASO

  
\_\_\_\_\_  
John F. Cook  
Mayor

ATTEST:

  
\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

(Signatures continue on following page)


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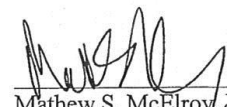


APPROVED AS TO FORM:



Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew S. McElroy, Deputy Director  
Development Services Department  
Planning Division

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**EXHIBIT 'B'**

**MASTER ZONING PLAN**

Montecillo Estates Master Zoning Plan for a General Mixed Use District

**SECTION I**

**PURPOSE AND INTENT**

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The purpose of this Master Zoning Plan is to provide detail on the compatibility between land use and structures within and adjacent to this district. The district is intended to provide a unified community as described within the City of El Paso Comprehensive Plan and Smart Growth Objectives as follows:

- Coordinate appropriate transportation corridors with specific land use patterns;
- Interconnect open space and parks, civic spaces within the district via pedestrian and bicycle pathways;
- Provide neighborhoods that are compact and pedestrian friendly;
- Provide for streets that reinforce safety and reduce the length of vehicular trips;
- Allow for the use of drainage ways for open space amenities;
- Provide for a mix of uses that will serve as a town center to the neighboring suburban developments;
- Provide for a transit oriented development.

*General note about purpose and intent:*

*This District is to be developed in a form and fashion that is unlike any other that has been developed along the Mesa Corridor. This site's original planned usages were designed to incorporate higher commercial density with a small percentage of office space which is currently consistent with the development theme along Mesa Street. The proposed revised development patterns are as follows:*

- *Provide multi-family residential in order to achieve more residential density along a proposed Bus Rapid Transit Corridor (BRT).*
- *Provide neighborhood retail and commercial units within the multi-family complexes to give Mesa a more urban design, to provide multi-family users retail within walking distance, and to serve the existing neighborhoods and future BRT.*
- *Provide a streetscape with attractive street front buildings and additional landscaping (approximately three times the requirement in Title 18).*
- *Make Mesa Street a focal point for inbound traffic to the District, which will lead to the proposed Smart Code development currently known as Montecillo Units 3, 4 and 5 (East and West of this District).*

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**RELATIONSHIP TO THE PLAN FOR EL PASO**

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

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- a. Environment  
Policy: Allow high-density land uses and cluster developments that protect ecologically sensitive areas  
Policy: Reduce Dependency on Automobiles  
Policy: Emphasize infill and higher density developments located in areas served by public transit to reduce dependency on automobiles
- b. Transportation  
Policy: Increase bicycle, pedestrian and transit access in land development
- c. Community Facilities  
Policy: Expand park acreage, recreational and open space through such methods as park/pond facilities.
- d. Land Use and City Form  
Goal: Develop a balanced and complete community that contains a mix of land uses and densities, housing types and styles, economic development, and job opportunities.  
Goal: Encourage neighborhood commercial services that are compatible with a neighborhoods residential character.  
Policy: Promote mixed uses within designated neighborhoods  
Neighborhood Commercial contributes to the neighborhood identity. Residential and light commercial uses are complementary uses.
- e. Urban Design  
Linking different neighborhoods together through a quality spatial experience.  
Consistency from one neighborhood to the next.

**SECTION III**

**DEVELOPMENT REGULATIONS OF THE MASTER ZONING PLAN**

- Please see Exhibit A for Development Regulations regarding land uses/lot coverage and Building height.  
  
Setbacks : 0 (zero)
  - Density - FAR: 1.7:1 (maximum)
  - Total District Acreage: 8.7 acres

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- Parking:
  - shared parking -total parking proposed =567 which includes 73 spaces for retail (13 spaces more than what is required)
  - 494 parking spaces for the multi-family, the 567 total parking spaces do not include the bike parking spaces
  - 28 proposed bike parking spaces located throughout the District.
- Landscaping: will meet and/or exceed Landscape code requirements described in Title 18, Chapter 18.46 of the Local Municipal Code.

#### SECTION IV

##### STORMWATER MANAGEMENT

The location of this District is fronting on Mesa Street and is within the Franklin Mountain Foothills. The storm water run-off from Mesa and this site will have to be carried to the abutting Arroyo that will remain in its natural state. The open space and landscaped areas will serve as safe passage while providing visual and recreational purposes.

#### SECTION V

##### CIRCULATION

The District is abutting the City of El Paso's Bus Rapid Transit Corridor. Thus, this District's design provides the density and building location necessary for the BRT to have long term success.

#### SECTION VI

##### COMMUNITY FORM

This District is focused on providing a transit oriented development. Building, Landscape and Open space design elements will be as follows:

- Building architecture will be uniform, aesthetically pleasing and is intended to be carried out in the developments to the east and west.
- Buildings will be oriented toward the street and will be multi-functional.
- Landscaping, open space, civic areas and building facades will contribute the identity of the development.
- The District will be a focal point for the Mesa Corridor.

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## SECTION VII

This District has existing zoning conditions that are as follows:

- Buildings and landscaping shall contribute to the physical definition of streets as civic places - This District contains buildings that are parallel to and front the Mesa Transit Corridor to provide a pedestrian-friendly environment. Moreover, the vertical buildings and abundant landscaping provide an aesthetically pleasing street and civic place.
- Eight foot sidewalks and landscaped open plazas shall be incorporated into the overall development to encourage a pedestrian-friendly environment - This District contains eight foot sidewalks along Mesa street frontages as well as plentiful site landscape, parkway landscaping and small civic spaces throughout the District in order to provide a pedestrian-friendly environment.
- Buildings shall be oriented toward the street, where the terrain of the site will allow, so that not less 50 (fifty) percent of the buildings and facades within the development are located parallel to the setback line along all street rights-of-way - This District contains buildings that are parallel to the Mesa BRT Corridor and have no front setback from the Mesa right-of-way line. The Buildings span 70% of right-of-way along Mesa.
- No more than thirty percent of a required front setback line abutting any street right-of-way, or any setback line abutting Mesa Street, within the development shall be used for off-street parking. This District contains buildings that do not have a front setback in order to permit the buildings to be located as close as possible to the Mesa Street Bus Rapid Transit Corridor. Note, all buildings front on Mesa Street and cover over 70% of the development front right-of-way line with no more than thirty percent being used for off-street parking which will be buffered and screened from Mesa Street due to the landscape design along the parkway and within the development.
- That all off-street parking areas shall incorporate landscape and other screening materials to adequately minimize the presence of such parking areas to the development - This District contains buildings with no front setback to the Mesa Street right-of-way line as well as additional landscaping within the street parkway and within the District to not only provide green spaces, but to also serve as a buffer for the off-street parking.
- That the development shall incorporate a mix of land use types and densities that focus activity to pedestrian environments - This District contains a vertical mix of land use types that include a variety of high density multi-family residential along with neighborhood retail/commercial uses that front a Rapid Transit Corridor.

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# MONTECILLO ESTATES

## GENERAL DATA REQUIRED

### FOR THE MIXED USE DISTRICT

	Land Use Type	LOT COVERAGE				MAX BLDG HEIGHT (1)		
		Minimum Lot Area	Minimum	Maximum	Minimum Lot Width	Minimum Lot Depth	Primary Structure	Accessory Structure
3.00	<i>Educational:</i>							
	Art Gallery	2,000	n/a	n/a	20'	100'	n/a	n/a
	Child Care Facility	4,000	n/a	n/a	30'	100'	n/a	n/a
	Library / Museum	5,000	n/a	n/a	50'	100'	n/a	n/a
	Adult Day care	5,000	n/a	n/a	50'	100'	n/a	n/a
4.00	Youth Organization	5,000	n/a	n/a	50'	100'	n/a	n/a
	<i>Office</i>							
	Bank / ATM/ Credit Union/ Financial Institution	1,000	n/a	n/a	10'	100'	n/a	n/a
	Offices (Business, Medical, Professional)	2,000	n/a	n/a	20'	80'	n/a	n/a
	Studio (Dance/Music/Photography)	2,000	n/a	n/a	20'	100'	n/a	n/a
6.00	<i>Medical</i>							
	Drug Store/Pharmacy	6,000	n/a	n/a	50'	100'	n/a	n/a
	<i>Parking and Loading</i>							
	Garage or lot parking	10,000	n/a	n/a	80'	100'	n/a	n/a
	<i>Personal Services</i>							
10.00	Barber Shop/Beauty Salon	2,000	n/a	n/a	20'	80'	n/a	n/a
	Laundromat	4,000	n/a	n/a	40'	100'	n/a	n/a
	Massage Parlor	2,000	n/a	n/a	20'	100'	n/a	n/a
	Photo Finishing Lab	2,000	n/a	n/a	20'	100'	n/a	n/a
	Shoe Shop Repair	2,000	n/a	n/a	20'	100'	n/a	n/a
11.00	<i>Recreational</i>							
	Open Space	500	n/a	n/a	10'	20'	n/a	n/a

Montecillo Estates, PAGE 1

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	Land Use Type	LOT COVERAGE				MAX BLDG HEIGHT (1)		
		Minimum Lot Area	Minimum	Maximum	Minimum Lot Width	Minimum Lot Depth	Primary Structure	Accessory Structure
	Amusement Game Complex	5,000	n/a	n/a	50'	100'	n/a	n/a
	Racquetball Club	30,000	n/a	n/a	60'	100'	n/a	n/a
	Swimming Pool	4,000	n/a	n/a	50'	60'	n/a	n/a
	Exercise Facility	4,000	n/a	n/a	40'	100'	n/a	n/a
	Movie Theater	6,000	n/a	n/a	50'	100'	n/a	n/a
	Night Club, bar, cocktail lounge	6,000	n/a	n/a	50'	100'	n/a	n/a
	Park, playground	500	n/a	n/a	10'	10'	n/a	n/a
	Personal Goods repair	4,000	n/a	n/a	40'	100'	n/a	n/a
13.00	Residential							
	Multi-Family	6,000	n/a	n/a	50'	100'	n/a	n/a
	Live Work Flex Unit	1,800	n/a	n/a	15'	80'	n/a	n/a
	Duplex	5,000	n/a	n/a	50'	90'	n/a	n/a
	Quadraplex	8,000	n/a	n/a	60'	90'	n/a	n/a
	Single Family (Attached/Detached)	3,500	n/a	n/a	35'	80'	n/a	n/a
14.00	Triplex	6,000	n/a	n/a	50'	90'	n/a	n/a
	Sales							
	Bakery	4,000	n/a	n/a	40'	100'	n/a	n/a
	Book Store	4,000	n/a	n/a	40'	80'	n/a	n/a
	Boutique	3,000	n/a	n/a	30'	80'	n/a	n/a
	Delicatessen	3,000	n/a	n/a	20'	100'	n/a	n/a
	Hobby Store	5,000	n/a	n/a	40'	100'	n/a	n/a
	Flower Shop	4,000	n/a	n/a	40'	80'	n/a	n/a
	Drug Store	5,000	n/a	n/a	40'	100'	n/a	n/a
	Grocery	5,000	n/a	n/a	40'	100'	n/a	n/a
	Ice Cream Parlor	5,000	n/a	n/a	40'	100'	n/a	n/a
	Music Store	5,000	n/a	n/a	40'	100'	n/a	n/a
	Other Retail (Low Volume)	5,000	n/a	n/a	40'	100'	n/a	n/a
	Package Liquor Store	5,000	n/a	n/a	40'	100'	n/a	n/a
	Pet Shop	6,000	n/a	n/a	50'	100'	n/a	n/a
	Print & Copy Shop	8,000	n/a	n/a	50'	100'	n/a	n/a
	Restaurant	10,000	n/a	n/a	60'	100'	n/a	n/a
	Snow Cone Stand	1,000	n/a	n/a	10'	20'	n/a	n/a
	Specialty Shop	4,000	n/a	n/a	20'	80'	n/a	n/a
	Sporting Goods Store	6,000	n/a	n/a	50'	100'	n/a	n/a
17.00	Towers							
	Personal Services Wireless Facility (as per section 20.10.455)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
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